145.0	0006	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,100 / 749,100
					USE VALUE:	749,100 / 749,100
					ASSESSED:	749,100 / 749,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
192		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EARLEY JAMES B & MAUREEN T
Owner 2:	
Owner 3:	
Street 1:	192 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,530 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1938, having primarily Wood Shingle Exterior and 1406 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4530.000	304,400		444,700	749,100
Total Card	0.104	304,400		444,700	749,100
Total Parcel	0.104	304,400		444,700	749,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.79 | /Parcel: 532.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 95373
GIS Ref:
GIS Ref:
Insp Date: 11/18/08

!11366!

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0006-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,400	0	4,530.	444,700	749,100	749,100	Year End Roll	12/18/2019
2019	101	FV	245,000	0	4,530.	416,900	661,900	661,900	Year End Roll	1/3/2019
2018	101	FV	245,000	0	4,530.	344,700	589,700	589,700	Year End Roll	12/20/2017
2017	101	FV	245,000	0	4,530.	316,900	561,900	561,900	Year End Roll	1/3/2017
2016	101	FV	245,000	0	4,530.	289,100	534,100	534,100	Year End	1/4/2016
2015	101	FV	232,100	0	4,530.	283,500	515,600	515,600	Year End Roll	12/11/2014
2014	101	FV	232,100	0	4,530.	263,500	495,600	495,600	Year End Roll	12/16/2013
2013	101	FV	232,100	0	4,530.	250,700	482,800	482,800		12/13/2012

PRINT

Date	Time
12/11/20	01:32:46

LAST REV

Date	Time
08/03/16	09:05:05
ekelly	
11366	

USER DEFINED

Prior Id # 1:	95373
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13193-360		5/20/1977		36,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	646	New Wind	2,468		6/10/2015			Install 4 new wind
6/4/2015	615	Re-Roof	7,350		6/4/2015			Strip and re-roof.
11/4/2009	1100	Manual	5,000					
2/19/2002	84	Redo Bat	14,500	C				
4/9/1999	191	Fireplac	1,950	C				ADD GAS FIRE PLACE
3/11/1999	117	Redo Bat	8,000	C				REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
11/18/2008	Meas/Inspect	355	PATRIOT
11/14/2000	Hearing Chag	201	PATRIOT
11/17/1999	Meas/Inspect	268	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4530		Sq. Ft.	Site		0	80.	1.23	9									444,719						444,700	

Total AC/HA: 0.10399 | Total SF/SM: 4530 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 444,719 | Spl Credit | Total: 444,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	82750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373972
Depreciation:	69559
Depreciated Total:	304413

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	

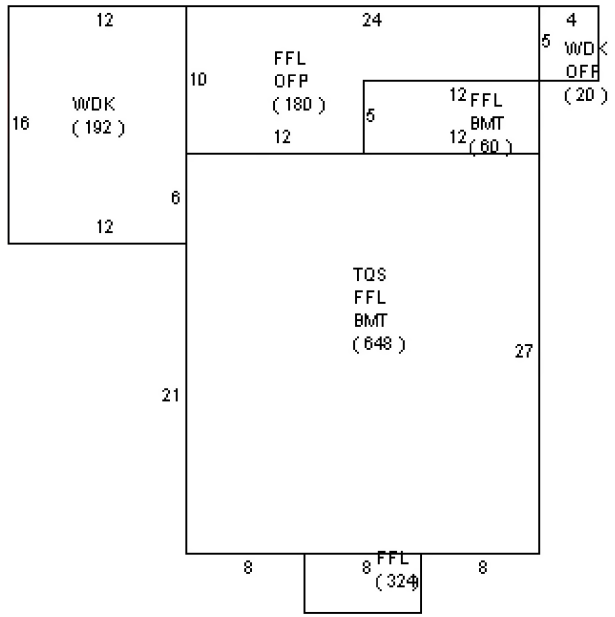
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	120.51
Final Total:	304400	Val/Su SzAd	216.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	175.480	161,444
BMT	Basement	708	52.640	37,272
TQS	3/4 Story	486	175.480	85,284
WDK	Deck	212	10.720	2,272
OFP	Open Porch	200	24.750	4,950

Net Sketched Area:	2,526			Total:	291,222
Size Ad	1406	Gross Are	2688	FinArea	1406

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	